

ISSUES RAISED REGARDING THE iBEACH31 AT GRAND PARK PUD PROPOSAL

The list below includes issues that were raised during the May 4, 2022, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How can the illustrative plan be revised to better represent the actual conditions of the proposed site plan, including landscaping, architecture, and number of parking spaces?

New landscape plan has been submitted incorporating required parking spaces

2. What additional details can be provided in regards to the intended architecture of the building? What materials will be used on the building facades?

Our team is working on preparation of building elevations and anticipate having those for review at the July 5th meeting of the Advisory Plan Commission

3. How is the proposed roof the appropriate choice for this use?
 - a. How energy efficient is the proposed roofing material?
 - b. What information can be provided regarding the maintenance of the roof, including cleaning?

See separate attached response letter

4. Why were the specific landscaping modifications made? How can landscaping be more concentrated at 181st Street?

New landscape plan submitted.